

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction CONTRA COSTA COUNTY

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information								Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Muir Ridge, Martinez area	SF	Owner	0	8	4	0	12	0	Housing Investment Partnership Program		
(9) Total of Moderate and Above Moderate from Table A3						65	276				
(10) Total by Income Table A/A3			0	8	65	276					
(11) Total Extremely Low-Income * Note: These fields are voluntary			0								

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Table A2

Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	46	2	0	13	0	61	0
No. of Units Permitted for Above Moderate	272	2	0	0	2	276	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	374	0	0	0	0	0	0	0	0	0	0	374
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	218	0	0	0	0	0	0	0	0	0	8	210
	Non-Restricted		8	0	0	0	0	0	0	0	0		
Moderate		243	65	0	0	0	0	0	0	0	0	65	178
Above Moderate		532	276	0	0	0	0	0	0	0	-	276	256
Total RHNA by COG. Enter allocation number:		1367	349	0	0	0	0	0	0	0	0	349	1018
Total Units ▶ ▶ ▶													
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
New Construction of Affordable Housing	Increase the supply of affordable housing, including units affordable to extremely low income households.	Annual: Award HOME, CDBG, and HOPWA funds to experienced housing developers	There were no projects in this reporting period within the unincorporated County. The County provided \$7 million in funding recommendations for HOME, HOPWA, and CDBG to support the development of 206 new rental units in the cities of Antioch, El Cerrito, and Walnut Creek.
Housing Successor to the former Redevelopment Agency	Utilize County owned property (former redevelopment agency) to develop affordable housing.	Disposition agreements by 2020	There were no agreements made or projects in this reporting period.
Inclusionary Housing	Integrate affordable housing within market-rate developments.	Ongoing	In-lieu fees were collected for development within the Arbor View Estates Subdivision and Westborough Condominium Subdivision. The total fees collected was \$130,913.58.
Acquisition/Rehabilitation	Improve existing housing and increase supply of affordable housing.	Ongoing	There were no projects in this reporting period within the unincorporated County.

Second Units	Facilitate the development of second units.	Ongoing	There were 13 building permits issued for second units.
Affordability by Design	Develop affordability by design program to promote creative solutions to building design and construction.	2017	There is nothing to report for this reporting period.
New Initiatives Program	Develop new programs or policies to fund or incentivize affordable housing development.	2017	There is nothing to report for this reporting period.
Special Needs Housing	Increase the supply of special needs housing.	Ongoing	The project on Fred Jackson Way in North Richmond added two units of very low income rental housing for women leaving prison with \$245,250 of NSP1 funds.
Developmental Disabled Housing	Increase the supply of housing available to persons with developmental disabilities.	Ongoing	There were none this reporting period in the unincorporated County.
Accessible Housing	Increase the supply of accessible housing.	Ongoing	There were no new construction projects in this reporting period in the unincorporated County. There were three projects that the County provided funding in the cities of Antioch, El Cerrito, and Walnut Creek that included a total of 8 fully accessible units, 6 physically disabled units, and 2 vision/hearing impaired units.
Reasonable Accommodation	Increase the supply of special needs and accessible housing.	Ongoing	Translation services were provided to an extremely low NPP client.
Council on Homelessness, formerly known as, Contra Costa Interagency Council on Homelessness	Meet the housing & supportive services needs of the homeless.	Ongoing	They continue to support the development of permanent supportive housing.
Farmworker Housing	Increase the supply of farmworker housing.	Annually: Include farmworker housing in CDBG, HOME NOFA	There were none built this reporting period.
First-Time Homebuyer Opportunities	Provide additional homeownership opportunities.	Ongoing	Permits were issued for 12 Muir Ridge homes. The County also provided 55 Mortgage Credit Certificates throughout the county and cities.
Extremely Low Income Housing	Promote development of housing affordable to extremely low income households.	Annually: Prioritize x-low income housing in funding recommendati	The County continues to provide funding preferences to developers who include units that are affordable to extremely-low income households. There were a total of 187 extremely low income housing projects during this reporting period (See Neighborhood Preservation Program and Weatherization Program).

		ons	
Sites Inventory	Provide for adequate housing sites, including "as-right development" sites for homeless facilities.	Ongoing maintenance of site inventory.	There are no changes or updates for this reporting period.
Mixed-Use Developments	Encourage mixed-use developments.	2015/2016: Review existing ordinance and development patterns.	A 44-unit very low income affordable mixed-use project in North Richmond (Heritage Point) was approved.
Density Bonus & Other Development Incentives	Support affordable housing development.	Ongoing	The Driftwood residential project in Bay Point will include six affordable units with three new units on-site and three rehabilitated single-family residences off-site.
Infill Development	Facilitate infill development.	Biennially: Review site inventory, adjust for planned and completed developments	The County continues to use the Small Lot Review process to assist applicants in developing infill single-family residences on substandard-size lots.
Planned Unit District	Provide flexibility in design for residential projects.	Ongoing	A 14-unit residential subdivision and Planned Unit District was approved.
Development Fees	Reduce the cost of development.	Ongoing	There are no updates to report during this period.
Quick Turn-around Program	Develop program to expedite review of small projects, and conditions of approval.	2015	There have been three expedited review projects processed.
Review of Zoning & Subdivision Ordinance	Periodically review subdivision ordinance to ensure it does not unduly constrain housing development. Revise zoning code to allow emergency shelters by right, single room occupancy housing, transitional and permanent supportive housing, and agricultural worker housing.	Ongoing: period review of zoning and subdivision ordinances	There are no updates to report during this period. The agricultural worker housing, permanent supportive housing, and transitional housing draft zoning ordinance is expected in 2016.
Coordinated County Department Review of Development Applications	Expedite application review through a better coordinated process with other County departments.	Ongoing	The County strives to coordinate and reach-out to other County departments and agencies when processing new applications.

Anti-Discrimination Program	Promote fair housing.	Complete update to the AI after promulgation of new regulations	There are no updates to report this period. The AI as adopted by the Board of Supervisors on 5/25/2010 with a major effort to update the AI initiated in late 2015.
Residential Displacement Program	Limit number of households being displaced or relocated because of County sponsored programs or projects.	Ongoing	There are no updates to report this period.
Residential Energy Conservation Program	Participate in Bay Area regional efforts to reduce energy consumption.	2015: Review examples of guidelines for solar retrofit	A tutorial and checklist for residential solar retrofit building permit applications was established and posted on-line under the Building Inspection Division's e-permit web page.
Neighborhood Preservation Program	Improve the quality of existing housing & neighborhoods.	Ongoing	There were 16 homes within the county that were rehabilitated. 6 low income, 4 very low income, and 6 extremely low income.
Weatherization Program	Assist homeowners and renters with minor home repairs.	Ongoing	305 units have been weatherized in County cities, towns, and communities. 181 units were extremely low income, 84 units were very low income, and 30 units were low income.
Code Enforcement	Maintain & improve the quality of existing housing & neighborhoods.	Ongoing	There were a total of 1128 cases opened with 1059 cases closed. Approximately 85-90% of all cases were residential.
Preservation of Affordable Housing Assisted with Public Funds	Preserve the existing stock of affordable housing.	Ongoing	There were no projects that involved the preservation of affordable housing in the unincorporated County. The County issued \$12.5 million in bonds to the cities of Oakley and Walnut Creek for a total of 85 units.

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General Comments: